Davidson County DEEDWARR
Recvd: 07/02/03 08:32 8pgs
Fees:43.00 Taxes:1274.17
20030702-0091227

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,370.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26 day of June, 2003.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Cobblestone Landing, LLC
11841 Mason-Montgomery Road, Suite A
Cincinnati, OH 45249

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
87-41; 87-42; 74-20.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jean Chandler Mangrum, married**, hereinafter referred to as Grantor, hereby transfers and conveys to **Cobblestone Landing, LLC, an Ohio limited liability company,** hereinafter referred to as Grantee, its heir and assigns a certain tract or parcel of land in Davidson & Wilson Counties, State of Tennessee described as follows, TO WIT:

See Attached EXHIBIT A

Being a part of the same property conveyed to Lillie Chandler and her husband, H. G. Chandler, by Deed from Mahala A. Hays, of record in Book 502, Page 468, Register's Office for Davidson County; which property was further conveyed to June Clifton Chandler through devise contained in the Will of H. G. Chandler, probated on or about February 1, 1943, of record in Book 5962, Page 658, Register's Office for Davidson County, Tennessee, and of record in Will Book M, page 308, Register's Office for Wilson County, Tennessee; which property was further conveyed to Jean J. Chandler, now Jean Chandler Mangrum, through devise contained in the Last Will and Testament of J. C. Chandler, of record in Book 5962, Page 661, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement by and between Jean Chandler Mangrum and husband, James E. Mangrum and Byrd Development Partners, a Tennessee general partnership of record in Book 7079, page 196 and rerecorded in 7083, page 435 and amended in Book 7607, page 135, Register's Office for Davidson

County, Tennessee. Recording information for Wilson County, Deed Book 402, page 287 and amendment in Deed Book 410, page 230, Register's Office for Wilson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying her prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is unimproved property known as 26.49 acres, Old Lebanon Dirt Road, Davidson & Wilson Counties, Tennessee.

GRANTOR does hereby expressly reserves an easement across the property herein conveyed for ingress, egress, and regress over and across the conveyed property to the dwelling retained by Grantor. Said easement shall be twenty (20) feet wide, shall be centered on the existing driveway and extend ten (10) feet on either side of the center-line of said driveway, and shall begin at a point where the said center-line intersects with the northerly margin of the parcel reserved by Grantor, thence in a northerly direction following the center-line of said driveway to a point where it intersects with the southerly margin of Old Lebanon Dirt Road. This easement shall automatically terminate upon the date that the parcel herein reserved to Grantor attains frontage of no less than fifty (50) feet upon a public road.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of June, 2003.

Jean Chandler Mangrum
Jean Chandler Mangrum

James Mangrum
James Mangrum *

* James Mangrum joins in this instrument to convey any and all marital interest he has in subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Chandler Mangrum and James Mangrum, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of June, 2003.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

LAND DESCRIPTION

Tax Map 74 Parcel (20.00)

Being a tract of land lying in the Twenty-fifth Civil District of Wilson County, City of Mt. Juliet, Tennessee. Said tract being the Jean Chandler Mangrum property, of record in Will Book M, Page 308, Register's Office for Wilson County, and being more particularly described as follows:

Beginning at a concrete monument on the Southerly margin of Old Lebanon Dirt Road, being the Northeast corner of New Hope Meadows Subdivision, Phase II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County;

Thence, with said margin, North 75°51'00" East, a distance of 121.68 feet to the Northwest corner of the John Kendrick property of record in Deed Book 804, Page 59, Register's Office for Wilson County;
Thence, South 24°38'31" East, a distance of 142.33 feet to the West line of Chandler Pointe, Phase 2, Section 1, of record in Plat Book 20, Page 29, Register's Office for Wilson County;
Thence, North 80°18'29" East, a distance of 257.50 feet;
Thence, South 79°29'19" East, a distance of 9.00 feet;
Thence, South 27°39'57" East, a distance of 74.27 feet;
Thence, South 20°30'21" East, a distance of 53.11 feet;
Thence, South 30°46'24" East, a distance of 49.53 feet;
thence South 10°24'25" West, a distance of 74.40 feet;
Thence, South 51°46'22" East, a distance of 18.36 feet;
Thence, South 03°25'07" West, a distance of 64.42 feet;
Thence, South 31°51'48" East, a distance of 46.05 feet;
Thence, South 13°25'50" West, a distance of 19.04 feet;
Thence, South 53°15'42" East, a distance of 18.91 feet;
Thence, South 05°39'46" West, a distance of 63.23 feet;
Thence, South 32°24'49" East, a distance of 36.46 feet;
Thence, South 70°12'16" East, a distance of 31.77 feet;
Thence, South 01°08'15" East, a distance of 57.02 feet;
Thence, South 28°28'20" East, a distance of 56.85 feet;
Thence, South 02°04'34" East, a distance of 81.41 feet;
Thence, South 04°59'22" East, a distance of 90.04 feet;
Thence, South 19°12'25" East, a distance of 43.66 feet;
thence South 35°10'25" West, a distance of 20.86 feet;
Thence, South 03°48'04" West, a distance of 93.88 feet;
Thence, South 23°04'17" East, a distance of 33.50 feet;
Thence, South 06°54'15" West, a distance of 76.17 feet;
Thence, South 09°22'13" East, a distance of 42.97 feet;
Thence, South 43°03'19" East, a distance of 56.24 feet;
Thence, South 17°52'06" East, a distance of 65.49 feet;
Thence, South 19°06'34" East, a distance of 54.34 feet;
Thence, South 12°49'12" East, a distance of 36.79 feet;
Thence, South 12°49'12" East, a distance of 64.35 feet;
Thence, South 18°32'42" East, a distance of 96.41 feet;
Thence, South 59°33'56" East, a distance of 25.71 feet;
Thence, South 11°22'53" East, a distance of 26.43 feet;
Thence, South 53°23'46" East, a distance of 50.44 feet;
Thence, South 67°03'32" East, a distance of 94.33 feet;
Thence, South 29°48'08" East, a distance of 25.02 feet;
Thence, South 09°59'35" East, a distance of 80.13 feet;
Thence, South 73°38'14" East, a distance of 15.26 feet;
Thence, North 59°52'49" East, a distance of 27.19 feet;

Thence, South 24°29'44" East, a distance of 65.29 feet;
Thence, South 15°57'41" East, a distance of 51.52 feet;
thence South 24°52'04" East, a distance of 50.20 feet;
Thence, South 34°36'53" East, a distance of 78.84 feet;
Thence, South 36°21'27" East, a distance of 54.86 feet;
Thence, South 09°30'17" East, a distance of 43.87 feet;
Thence, South 29°19'09" East, a distance of 72.88 feet;
Thence, South 52°12'21" East, a distance of 30.74 feet to the Northwest corner of the J. Dedrick Stevens property, of record in Deed Book 407, Page 875, Register's Office for Wilson County, and Deed Book 7408, Page 402, Register's Office for Davidson County;
Thence, North 82°07'56" West, a distance of 733.76 feet to the Southeast corner of H. G. Chandler property, of record in Deed Book 502, Page 468, Register's Office for Davidson County;
Thence, North 16°48'40" West, a distance of 468.35 feet to the South line of New Hope Meadows Subdivision, as recorded in Plat Book 18, Page 561, Register's Office for Wilson County;
Thence, South 83°46'06" East, a distance of 33.42 feet;
Thence, North 04°35'32" East, a distance of 403.69 feet;
Thence, North 82°51'04" West, a distance of 194.87 feet to the Southeast corner of the H. G. Chandler property, of record in Deed Book 502, Page 468, Register's Office for Davidson County;
Thence, North 16°48'40" West, a distance of 146.35 feet;
Thence, North 21°00'47" West, a distance of 547.96 feet to the West line of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County;
Thence, North 04°30'33" East, a distance of 426.03 feet to the Point of Beginning and containing 980,213 Square Feet or 22.50 Acres, more or less.

LAND DESCRIPTION

Tax Map 87 Parcel (41)

Being a tract of land lying in the Twelfth Councilmanic District of Davidson County, Nashville, Tennessee. Said tract being the H. G. Chandler property of record in 502, Page 468, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a concrete monument on the Southerly margin of Old Lebanon Dirt Road, being the Northeast corner of New Hope Meadows Subdivision, Phase II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County; thence, leaving said margin, South 04°30'33" West, 426.03 feet to the Point of Beginning;

Thence, South 21°00'47" East, a distance of 547.96 feet;
Thence, South 16°48'40" East, a distance of 146.35 feet to the North line of New Hope Meadows Subdivision, as recorded in Plat Book 18, Page 561, Register's Office for Wilson County;
Thence, North 82°51'04" West, a distance of 248.39 feet to an iron pin, the East line of New Hope Meadows, Phase II, as recorded in Plat Book 6900, Page 724, Register's Office for Davidson County;
Thence, North 00°27'55" West, a distance of 474.90 feet;
Thence, North 04°30'33" East, a distance of 146.28 feet to the Point of Beginning and containing 82,558 Square Feet or 1.90 ACRES, more or less.

LAND DESCRIPTION

Tax Map 87 Parcel (42)

Being a tract of land lying in the Twelfth Councilmanic District of Davidson County, Nashville, Tennessee. Said tract being the H. G. Chandler property of record in 502, Page 468, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a concrete monument on the Southerly margin of Old Lebanon Dirt Road, being the Northeast corner of New Hope Meadows Subdivision, Phase II, of record in Plat Book 6900, Page 724, Register's Office for Davidson County; thence, leaving said margin, South 04°30'33" West, 572.31 feet to a concrete monument; thence, South 00°27'55" East, 474.90 feet to an iron pin; thence, South 82°51'04" East, 443.26 feet to a concrete monument; thence, South 04°35'32" East, 403.69 feet to a concrete monument; thence, North 83°46'06" West, 33.42 to the Point of Beginning;

Thence, South 16°48'40" East, a distance of 468.35 feet to the North line of the J. Dedrick Stevens property, recorded in Deed Book 407, Page 875, Register's Office for Wilson County, and Deed Book 4708, Page 402, Register's Office for Davidson County;
Thence, North 82°07'56" West, a distance of 419.57 feet to a concrete monument, the Southeast corner of New Hope Meadows, Phase I, of record in Plat Book 6900, Page 653, Register's Office for Davidson County;
Thence, North 07°16'12" East, a distance of 419.07 feet to a concrete monument;
Thence, South 83°46'06" East, a distance of 228.49 feet to the Point of Beginning and containing 137,147 Square Feet or 3.15 ACRES, more or less.

There is included in the preceding legal descriptions, but excepted from the conveyance the following tract of land which is retained by the GRANTOR:

Being a tract of land in the twenty-fifth Civil District of Mt. Juliet, Wilson County, Tennessee, lying generally South of Old Lebanon Dirt Road and East of New Hope Road, being the proposed Lot 1 of Cobblestone Landing, Phase One and being more particularly described as follows:

Beginning at a point in the westerly right-of-way of the proposed Cobblestone Landing Road (50'), said point being the northeast corner of the herein described lot and lying approximately 380 feet south of the intersection of the proposed Cobblestone Landing Road and old Lebanon Dirt Road;
Thence, with the proposed westerly right-of-way of Cobblestone Landing Road along a curve to the right having a radius of 475.00 feet, an arc distance of 20.75 feet to a point at the beginning of a curve to the left;
Thence, along said curve having a radius of 525.00 feet an arc distance of 88.05 feet to a point being the southeast corner of the herein described lot;
Thence, leaving said right-of-way along the North line of the Cultural and Environmental Open Space, Cobblestone Landing Subdivision, South 88°56'05" West, a distance of 178.40 feet to a point;
Thence, North 79°54'43" West, a distance of 86.87 feet to a point near the east line of New Hope Meadows, Phase Two of record in Plat Book 6900, Page 724, R.O.W.C., said point being the southwest corner of the herein described lot;
Thence, along or near the east line of New Hope Meadows North 04°30'33" East, a distance of 193.37 feet to a point being the northwest corner of the herein described lot and common corner to Lot 1, Cobblestone Landing, Phase One;
Thence, with the south line of Lot 1 South 79°54'50" East, a distance of 105.67 feet;
Thence, continuing with the same South 65°09'56" East, a distance of 199.35 feet to the Point of Beginning containing 45,990 square feet or 1.06 acres, more or less.